



2008 LOS GATOS RETAIL/COMMERCIAL REAL ESTATE COMPS

C-1 ZONING DISTRICT (NEIGHBORHOOD COMMERCIAL)/SUB AREA 1

Sub Area 1 Boundaries:

Highway 9/ North Santa Cruz Avenue: Ending at Andrews Street

Sub Area 1 Lease Rate Ranges:

\$2.00 - \$3.25* NNN (Triple Net)

**Higher end lease comps typically apply to refurbished buildings where minimal tenant upgrades are required.*

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CENTRAL BUSINESS DISTRICT/ SUB AREA 1

Sub Area 1 Boundaries:

Highway 9/ North Santa Cruz Avenue: Ending at Royce Street

Sub Area 1 Lease Rate Ranges:

\$3.00 - \$3.75* NNN (Triple Net)

**Higher end lease comps typically apply to refurbished buildings where minimal tenant upgrades are required.*

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CENTRAL BUSINESS DISTRICT/ SUB AREA 2

Sub Area 2 Boundaries:

North Santa Cruz Avenue: Ending at W. Main Street - Includes Oldtown/University Ave.

Sub Area 2 Lease Rate Ranges:

\$3.75 – 4.90* NNN (Triple Net)

**Higher end lease comps typically apply to refurbished buildings where minimal tenant upgrades are required.*



2008 LOS GATOS RETAIL/COMMERCIAL REAL ESTATE COMPS

CENTRAL BUSINESS DISTRICT/ SUB AREA 3

Sub Area 3 Boundaries:

West Main Street: Ending at College Avenue

Sub Area 3 Lease Rate Ranges:

\$3.00 – 3.75* NNN (Triple Net)

**Higher end lease comps typically apply to refurbished buildings where minimal tenant upgrades are required*

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CENTRAL BUSINESS DISTRICT/ SUB AREA 3

Sub Area 4 Boundaries:

East Main Street: Jackson Street

Sub Area 4 Lease Rate Ranges:

\$2.00 – 3.25* NNN (Triple Net)

**Higher end lease comps typically apply to refurbished buildings where minimal tenant upgrades are required*

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** Lease Comps are subject to market fluctuation and ranges change frequently all interested parties are encouraged to contact individual commercial real estate brokers to find new available inventory and lease comp information.*